

Arlington Conservation Commission
Minutes
November 20, 2014

Mr. Stevens called the meeting to order at 7:45 p.m. in the second floor conference room of the Town Hall Annex. Present were Nathaniel Stevens, Susan Chapnick, Janine White, Catherine Garnett (Associate), Charles Tirone, Eileen Coleman, Curt Connors, Michael Nonni (Associate), and David White of the Commission. Michelle Durocher (Associate) of the Commission was not present. Also present were Eric Ammondson, Captain Julie Flaherty, Bob Gray, Stephen Sateriale, Fred Keylor, Scott Jordan, Ned Carney, Mary Winstanley-O'Connor, and Robert Castelluccio.

7:45pm – **Commission Business**

Chapnick/Coleman motioned to approve the 11/6/14 **minutes** with edits; motion passed unanimously.

Mr. Stevens described the advantages for the Commission to be approved as **Special Municipal Employees** by the Board of Selectmen. DWhite/Connors motioned to ask for this designation; motion passed unanimously.

Ms. Beckwith presented drafted conditions for **133 Thorndike St**, and Mr. Tirone suggested additions. JWhite/Connors motioned to approved the drafted permit with Mr. Tirone's edits; motion passed unanimously.

8pm **Discussion** -112 Mystic St

Mr. Ammondson presented a plan for a staging area in Cookes Hollow park that will be necessary for next year's work to renovate the interior of the Community Safety Building. Materials will be stored inside of two large storage trailers, placed into the park from the end of the parking lot and located about 40 feet from the bank of Mill Brook. Presently the park area contains lawn, a few small ornament trees nearby and Japanese knotweed. Mr. Stevens asked if this corner was sloped. It appeared so in the photos.

The work will take approximately 15 months and the storage units needed for about 12 months.

The Commission asked about erosion control and limit of work fencing (suggesting snow fence), soil stabilization underneath the storage trailers, and restoration plantings, such as removal of the Japanese knotweed.

The contract is scheduled to be put out to bid in February. The consultant will file for the permit, but then the contractor may need to amend this if there are substantial changes from what agreed to in that document. The Commission recommended that an application be filed with the Commission and a permit received before putting the contract out to bid.

8:15pm **Request for Determination of Applicability** – 1 Arizona Terrace, pool

Mr. Gray of Sabatia, Inc. presented the project to replace the existing pool with a smaller one. The existing pool is located approximately 170 feet from the bank of Alewife Brook. The new pool will be 40% smaller. The construction access will be off of the existing parking lot, by removed approximately three sections of the fence. The work will take approximately 8 weeks from spring to Memorial Day.

The Commission discussed that the parking lot should be kept swept clean daily during this work and that no construction materials or machinery should be stored overnight in the parking lot since it is within the 100 ft. Buffer Zone to the Alewife Brook.

DWhite/Coleman motioned that while the work is within a resource area, that it will not impact the resources and that no Notice of Intent is required; motion passed unanimously.

8:30pm **Notice of Intent** - 19 Massachusetts Ave, hotel addition

The applicants filed responses to comments that the Commission had asked.

Mr. Jordan started to explain the responses with the topic of work in the Riverfront area and the applicable state regulations and the discussion of meeting the mitigation area ratio of 1:1 but not meeting 2:1 (which would require an additional 2,600 sq ft mitigation). Mr. Tirone broached whether this was an accurate interpretation of the regulations, whether the area that was previously developed was actually a degraded area.

Ms. Beckwith suggested that Wayne Chouinard, Town Engineer, who is currently reviewing the design as well, may have some ideas of additional mitigation. Leaching catch basins upstream of the storm drain, are needed in the Henderson St area. The basins would be located outside of the Riverfront Area, but the effects would be felt in the resource area.

Ms. Garnett expressed that she also felt the mitigation plan as proposed was lacking permanence (as in her experiences working with landscape designs that a 75% success rate is not uncommon).

Mr. Tirone asked if the addition couldn't be shifted totally outside of the 100 foot Buffer Zone, possibly over the parking spots. The Applicant explained that it could not, for financial and site logistics reasons.

Ms. Beckwith asked if the infiltration unit closest to the Alewife should be relocated away from an area of perched groundwater. Mr. Keylor thought that this would be possible.

Additional mitigation area may be found on the Alewife Reservation and the proponents will approach DCR to ask their opinion and input of suggestions (planting of shrubs, possibly a raingarden).

Mr. Carney explained that the layout of the addition was based upon a requirement for a set size of the rooms from their franchise.

Mr. Tirone asked if the Stormceptor unit could be moved further down the treatment train in order to capture more runoff, even if from offsite. The unit is sized for the area which it currently drains.

Connors/JWhite motioned to continue the hearing to December 18, 2014 at 8:30 p.m. to address outstanding issues (including review by the Town Engineer, if the addition can be relocated, providing additional mitigation); motion passed unanimously.

Commission Business, cont.:

Enforcement – 66A Dudley Street

Mr. Castelluccio, the owner of this industrial and residential mixed-use property has a landscaping business and stores his Bobcat in yard. Ms. Beckwith raised concern about erosion around property. A complaint was received from another resident about the use and maintenance of the property, which was forwarded to the Commission from DEP.

The owner agreed to move his Bobcat to Dudley Street side of property (away from Mill Brook) and to provide invoices for proper disposal of wastes from an on-site Portapotty, which he rents Spring through late Fall every year.

Ms. Beckwith drafted a Notice of Noncompliance for work without a permit at **66 Dudley St**, and will issue it on Nov. 7th.

Meeting adjourned at 9:48pm.

Respectfully submitted,
Corinna Beckwith
Commission Administrator